



A. SETTLEMENT STATEMENT U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	4. <input type="checkbox"/> VA
5. <input type="checkbox"/> Conv. Ins.	6. File Number 02-6456		7. Loan Number
8. Mortgage Insurance Case Number			
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (P.O.C.) were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower SMITH CONSULTANTS, INC. 15880 Summerlin Road, #300/102 Fort Myers, FL 33908		E. Name and Address of Seller JOHN D. FINNAN SUSAN J. FINNAN MARC C. MENNE ALICE M. MENNE 1719 Champagne Avenue Gulf Breeze, FL 32563	
F. Name and Address of Lender		H. Settlement Agent LAW OFFICES OF MARY V. PALUMBO, P.A. TIN 65-0584079	
G. Property Location 11100 Harbour Yacht Court, #42C Fort Myers, FL 33908 Unit 42C, Building 4, Bellavista at Gulf Harbour Yacht & Country Club		I. Settlement Date 07/31/03 DD: 07/31/03	
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	190,000.00	401. Contract sales price	190,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	786.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	190,786.50	420. GROSS AMOUNT DUE TO SELLER	190,000.00
200. Amounts Paid By or In Behalf of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	11,887.05
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	146,969.63
		WELLS FARGO HOME MORTGAGE, INC.	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01 to 07/31	2,117.14	511. County taxes 01/01 to 07/31	2,117.14
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	2,117.14	520. TOTAL REDUCTION AMOUNT DUE SELLER	160,973.82
300. Cash At Settlement From or To Borrower		600. Cash At Settlement To or From Seller	
301. Gross amount due from borrower (line 120)	190,786.50	601. Gross amount due to seller (line 420)	190,000.00
302. Less amounts paid by/for borrower (line 220)	2,117.14	602. Less reduction amount due seller (line 520)	160,973.82
303. CASH FROM BORROWER	188,669.36	603. CASH TO SELLER	29,026.18

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

SMITH CONSULTANTS, INC., a Florida Corporation

By: 
Urban Boutin, Vice President

Buyer/Borrower

By: 
John D. Finn

Seller

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

L. SETTLEMENT CHARGES:		FILE #: 02-6456	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ @ =				
Division of commission (line 700) as follows:				
701. \$	to			
702. \$	to			
703. Commission paid at Settlement				
704.				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			P.O.C.	
801. Loan Origination Fee	%			
802. Loan Discount	%			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Loan Application Fee	to			
807. Assumption Fee	to			
808.				
809.				
810.				
811.				
812.				
813.				
814.				
815.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest from	to	@ \$ /day	Days	
902. Mortgage Insurance Premium for to				
903. Hazard Insurance Premium for yrs to				
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER FOR				
1001. Hazard Insurance	mo. @ \$	/mo.		
1002. Mortgage Insurance	mo. @ \$	/mo.		
1003. City property taxes	mo. @ \$	/mo.		
1004. County property taxes	mo. @ \$	/mo.		
1005. Annual Assessments	mo. @ \$	/mo.		
1006.	mo. @ \$	/mo.		
1007.	mo. @ \$	/mo.		
1008.				
1100. TITLE CHARGES				
1101. Settlement or closing fee	to	LAW OFFICES OF MARY V. PALUMBO, P.A.		250.00
1102. Abstract or title search	to	AMERICAN PIONEER TITLE COMPANY		75.00
1103. Title examination	to	LAW OFFICES OF MARY V. PALUMBO, P.A.		100.00
1104. Title insurance binder	to			
1105. Document preparation	to	LAW OFFICES OF MARY V. PALUMBO, P.A.		500.00
1106. Notary fees	to			
1107. Attorney's fees	to			
(includes above items No: 1107)				
1108. Title insurance	to	LAW OFFICES OF MARY V. PALUMBO, P.A.		1,025.00
(includes above items No: 1108)				
1109. Lender's coverage \$				
1110. Owner's coverage \$	190,000.00	---- 1025.00		
1111. Shipping & Handling Fees		LAW OFFICES OF MARY V. PALUMBO, P.A.		150.00
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording fees	Deed \$ 16.50 ; Mortgage \$	Releases \$ 6.00	16.50	6.00
1202. City/county/stamps	Deed \$; Mortgage \$			
1203. State tax/stamps	Deed \$ 1,330.00 ; Mortgage \$			1,330.00
1204.				
1205. Record Release of LP/Condo Lien				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest/Home inspection	to			
1303. Document Preparation		BENSON'S, INC.		150.00
1304. Condo Maint/Late Chg/Atty Fees		BELLAVISTA AT GULF HARBOUR	770.00	8,276.05
1305.				
1306.				
1307.				
1308.				
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			786.50	11,887.05

IF REPRORATION OF TAXES IS NECESSARY WHEN 2004 TAX BILLS ARE ISSUED, THE PARTIES AGREE TO HANDLE SAID REPRORATION BETWEEN THEMSELVES. I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

SMITH CONSULTANTS, INC., a Florida Corporation
BY: [Signature] Buyer/Borrower
Urban Bottin, Vice President

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the lender(s) as part of the settlement of this transaction.

LAW OFFICES OF MARY V. PALUMBO, P.A.


[Signature] Seller
JOHN J. FERRAN
SUSAN J. FERRAN

Date: 7/31/03

FILE #: 02-6456 AMOUNT: \$29,026.18 DATE: 07/31/03 CODE:
ALT:
PAYEE: -- UNITED STATES MARSHALL SERVICES
MIDDLE DISTRICT OF FLORIDA
SELLER(S) -- JOHN O. FINNAN and SUSAN J. FINNAN
MARC C. MENNE and ALICE M. MENNE
BUYER(S) -- SMITH CONSULTANTS, INC.

PROPERTY LOCATION --
11100 Harbour Yacht Court, #42C, Fort Myers, FL 33908
Unit 42C, Building 4, Bellavista at, Gulf Harbour Yacht & Country Club

Net Proceeds of Sale

LAW OFFICES OF MARY V. PALUMBO, P.A. CLIENTS TRUST ACCOUNT #2B 7980 SUMMERLIN LAKES DRIVE, SUITE 200 FORT MYERS, FL 33907-1830		BUSEY BANK FLORIDA 7980 SUMMERLIN LAKES DR FORT MYERS, FL 33907-1818 63-9231/870	5509
FILE #: 02-6456		CHECK NO.	5509
TWENTY-NINE THOUSAND TWENTY-SIX AND 18/100 DOLLARS ***			
DATE		AMOUNT	
07/31/03		*****\$29,026.18*	
PAY TO THE ORDER OF	UNITED STATES MARSHALL SERVICES MIDDLE DISTRICT OF FLORIDA 801 North Florida Avenue, 4th Floor Tampa, FL 33602-4519		
		 AUTHORIZED SIGNATURE	
⑈005509⑈ ⑆067092310⑆ 717150⑈133⑈7⑈			

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

LAW OFFICES OF MARY V. PALUMBO, P.A. / CLIENTS TRUST ACCOUNT #2B

5509

FILE #: 02-6456 AMOUNT: \$29,026.18 DATE: 07/31/03 CODE:
ALT:
PAYEE: -- UNITED STATES MARSHALL SERVICES
MIDDLE DISTRICT OF FLORIDA
SELLER(S) -- JOHN O. FINNAN and SUSAN J. FINNAN
MARC C. MENNE and ALICE M. MENNE
BUYER(S) -- SMITH CONSULTANTS, INC.

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Net Proceeds of Sale